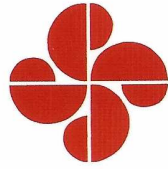


STRUTT & PARKER



Bourne Lodge
Bridge
Kent

Canterbury

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Canterbury Kent CT1 2SL

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STRUTT & PARKER



National Estate Agents

Chartered Surveyors

Rural & Commercial Property Consultants

A substantial Victorian house
with well established gardens,
situated in the popular village of
Bridge

Bourne Lodge

Bridge Hill, Bridge, Nr. Canterbury, Kent
Canterbury 3 miles, A2 ¾ mile

Entrance hall, drawing room, dining room,
conservatory, cloakroom, kitchen, utility room

5 bedrooms, study/dressing room, bathroom

Lower ground floor comprising
kitchen/breakfast room, sitting room/bedroom,
bedroom, bathroom, cellar.

Garage.

Gardens and grounds

In all about ½ acre

Offers are invited in the
region of £450,000

SUMMER
1999

PROFESSIONAL SERVICES INCLUDE:

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Farms and Estates

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Central London

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The sale, purchase and valuation of all types of
Commercial and Industrial Property

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IMPORTANT NOTICE

Strutt & Parker for themselves and for the
Vendors or Lessors of this Property whose
agents they are give notice that:

- (1) the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items; prospective purchasers and lessees ought to seek their own professional advice;
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- (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT

- (1) All measurements are approximate.
- (2) While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agents, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property.

SITUATION

Bourne Lodge is situated in the village of Bridge, one of the most sought after villages in the Canterbury area, approximately 3 miles to the south east of the Cathedral City. The village has an extensive range of local facilities including a mini supermarket, post office/pharmacy, hairdresser, public houses, restaurant, doctors and dentists surgeries and a bakery. There is also a well regarded primary school in the village.

Canterbury has a full range of shopping and leisure facilities. There is an excellent range of schooling in both the private and public sectors including The King's School, Kent College and St. Edmunds, and the Simon Langton Grammar schools for boys and girls and Barton Court mixed grammar school.

Bridge is on a regular bus route from Dover and Folkestone to Canterbury, and the A2 can be joined within ¾ mile providing access to the remaining southern motorway network.

The Channel Tunnel at Cheriton is approximately 14 miles away and the Channel Port of Dover is within 12 miles, both providing regular services to the Continent. The Eurostar can be joined at Ashford International Station (15 miles) and provides service to Paris, Lille and Brussels. Kent International Airport is found at Manston.

The property is situated on Bridge Hill opposite Bridge parish church.

THE PROPERTY

Bourne Lodge is a brick built property, dating from 1857, under a steep gabled Kent peg tiled roof with shutters to the main windows. It is set back from the road behind a tarmac parking area.

The accommodation, which is arranged over three floors with lower ground floor accommodation in addition, is as follows:

(All measurements approximate)

GROUND FLOOR

Front door leading to:

Entrance Porch Area (NW & SE) with attractive tiled flooring **Entrance Hall** with stairs rising to first floor, double radiator, dado rail, doors to drawing room, dining room and kitchen.

Drawing Room (SW & NE) 21'3" x 13'9" (6.5m x 4.2m) front windows with three quarter length shutters, marble fireplace and slips, deep skirting, bookshelves to either side of fireplace, double radiator, secondary door to hall, door to:

Conservatory (SW, NE & SE) 7'9" x 6'3" (2.4m x 1.9m) mainly glazed with low brick walls, door to exterior, shelving and storage area.

Dining Room (SW) 13' x 10'6" (4m x 3.2m) with three quarter length shutters to window, double radiator, fitted dwarf cupboards with shelving above, deep skirting, period cornicing, door to kitchen.

From the entrance hall, a door (stained glass panels not included in the sale) leads to **Utility Room** (NE) housing boiler, door to exterior, plumbing for washing machine, door to:

Cloakroom (NE & SE) with low level WC, wash hand basin.

Kitchen (NE) 13' x 10'3" (4m x 3.1m) with cork tiled flooring, range of fitted low and high level pine units, stainless steel sink with drainer, part tiled walls, partly panelled walls, cornicing.

FIRST FLOOR

From the Entrance Hall, stairs with wooden banister rail rise to the **First Floor Landing** with doors to:

Bedroom 1 (SW & NE) 21' x 13' (6.4m x 4m) with attractive marble fireplace, cornicing, deep skirting board, two double radiators, wash hand basin, pine stripped door, fitted wardrobes with pine front, door to:

Study/Dressing Room (SW & NW) 12'9" x 6'3" (3.9m x 1.9m) with door to landing.

Bedroom 2 (SW) 12'9" x 10'3" (3.9m x 3.1m) with hanging cupboard, double radiator, pine stripped door, picture rail.

Bedroom 3 (NE) 12'9" x 10'3" (3.9m x 3.1m) with picture rail, double radiator, pine strip door.

Bathroom (NE, NW & SE) with hanging cupboard and airing cupboard housing lagged water cylinder with immersion heater, wash basin, panelled bath with shower above, part tiled walls, low level WC, double radiator.

SECOND FLOOR

From the **First Floor Landing** stairs rise to the **Second Floor Landing** with skylight above, hatch to roof, storage cupboard, wood panelling, walk-in storage cupboard, door to:

Bedroom 4 (SW & NE) 21'9" x 11'6" (6.6m x 3.5m) with wash hand basin, two radiators, cupboard housing water tank, storage cupboard, part panelled walls and sloping ceiling.

Bedroom 5 (SW & NE) 21'9" x 11'6" (6.6m x 3.5m) with sloping ceiling, panelled walls, two radiators, wash hand basin.

LOWER GROUND FLOOR

From the Entrance Hall, stairs lead down to the Lower Ground Floor which provides a separate area suitable as a granny flat. This area could be used equally well as an integral part of the house to provide office/study, playroom etc.

Inner Hall with double radiator, storage cupboard.

Kitchen/Breakfast Room (SE & NE) 12'3" x 12' (3.7m x 3.7m) with fitted units with single stainless steel sink and drainer, gas cooker point, door to exterior (providing separate access), electric fire.

Bathroom (NE) with wash hand basin, bath with shower over, shower screen, low level WC, electric towel rail.

Bedroom (SE & SW) 12' x 8'3" (3.7m x 2.5m) with double radiator.

Sitting Room/Bedroom (NW & NE) 21' x 13' (6.4m x 4m) with fireplace with gas fire, built-in cupboards, two double radiators, exposed ceiling timbers, partly panelled walls.

Door from Hall, leads to:

Cellar with wine storage area and further storage area.

OUTSIDE

To the front of the house is a tarmac parking and turning area leading to a brick built **Garage** with Kent peg tiled roof (14'9" x 14'4.5m x 4.3m) (former coach house) with double doors and concrete floor, door to rear area of coach house (former stable) providing garden storage, rear door to garden and stairs leading to large storage area (27' x 14'8.2m x 4.3m) above.

From the Rear Porch steps lead down to the garden to a patio area and further steps lead down to a lower patio area and storage area beneath the back porch.

The garden is mostly to the rear of the house with established borders. Patio area with old well. The boundaries of the garden are a mixture of walls, hedges and fences. There are a number of specimen trees including walnut, yew, horse chestnut, cherry and laurel.

Pathway leading to a further area of lawn formerly used as a grass tennis court.

Beyond the tennis court is a further garden area with a number of older fruit trees and some younger apple trees.

SERVICES

Mains water, gas, electricity and drainage.

ASSESSMENTS

Council Tax 1999/00 Band G. Canterbury City Council. Post Code CT4 5AS

NOTE

All items normally known as tenants fixtures and fittings are excluded from the sale. However, certain items may be available in addition by separate negotiation.

Electrical and other appliances mentioned in the sales particulars have not been tested by the Agent, therefore prospective purchasers must satisfy themselves as to their working order.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

VIEWING

Strictly by appointment through the sole agents, Strutt & Parker's Canterbury office, who are open Monday to Friday between 9.00 am and 5.30 pm, and on Saturday between 9.00 am and 1.00 pm.

If you are uncertain about any aspects prior to your inspection, please contact us in order to avoid a wasted journey.

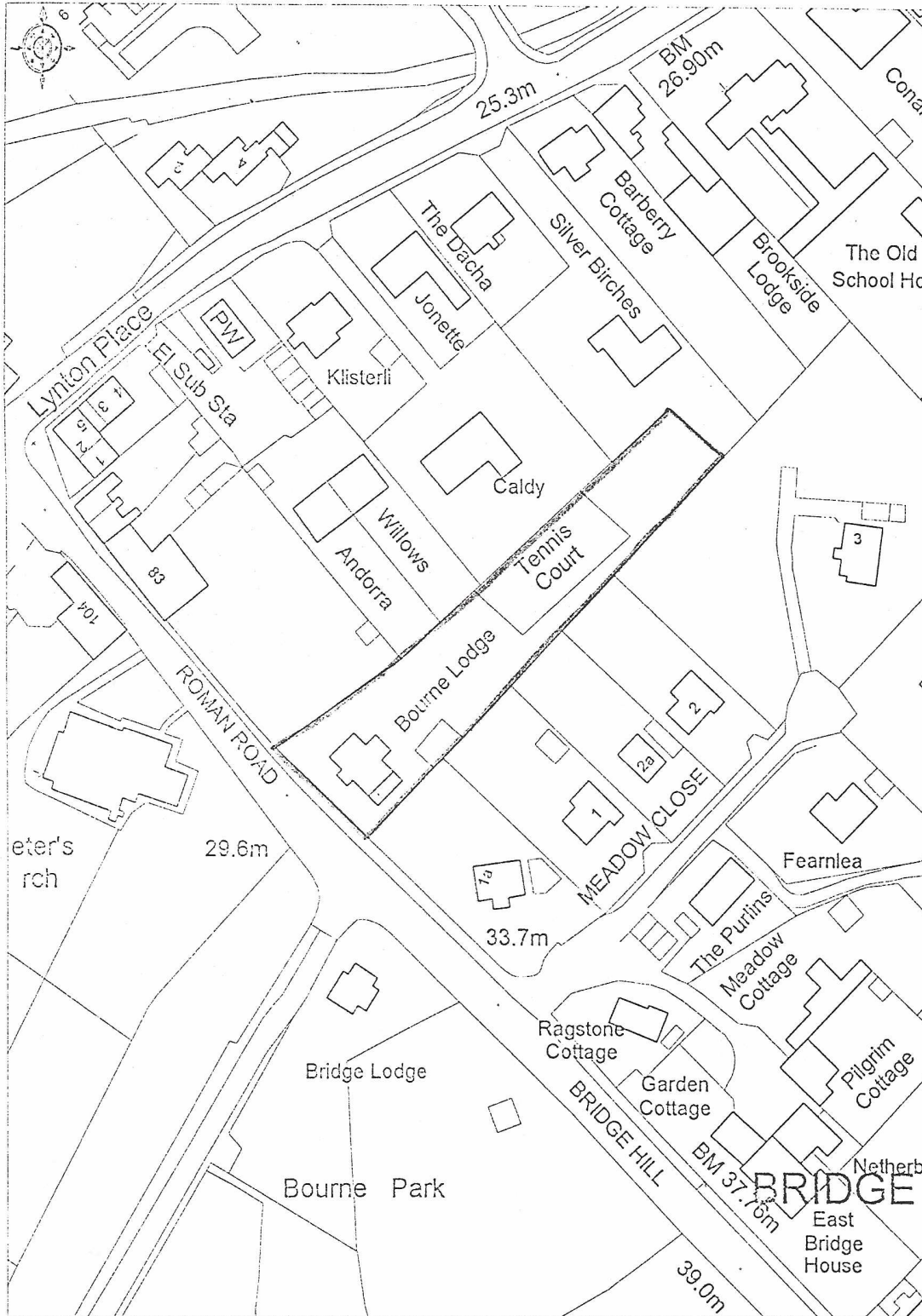
DIRECTIONS

From Canterbury take the A2 towards Dover. Follow the signs to Bridge and once in the village proceed down the hill. As you begin to rise up the next hill, Bourne Lodge is on the left hand side opposite the church.

See location plans attached.

REFERENCE

8BC/10225
SEPTEMBER 1999



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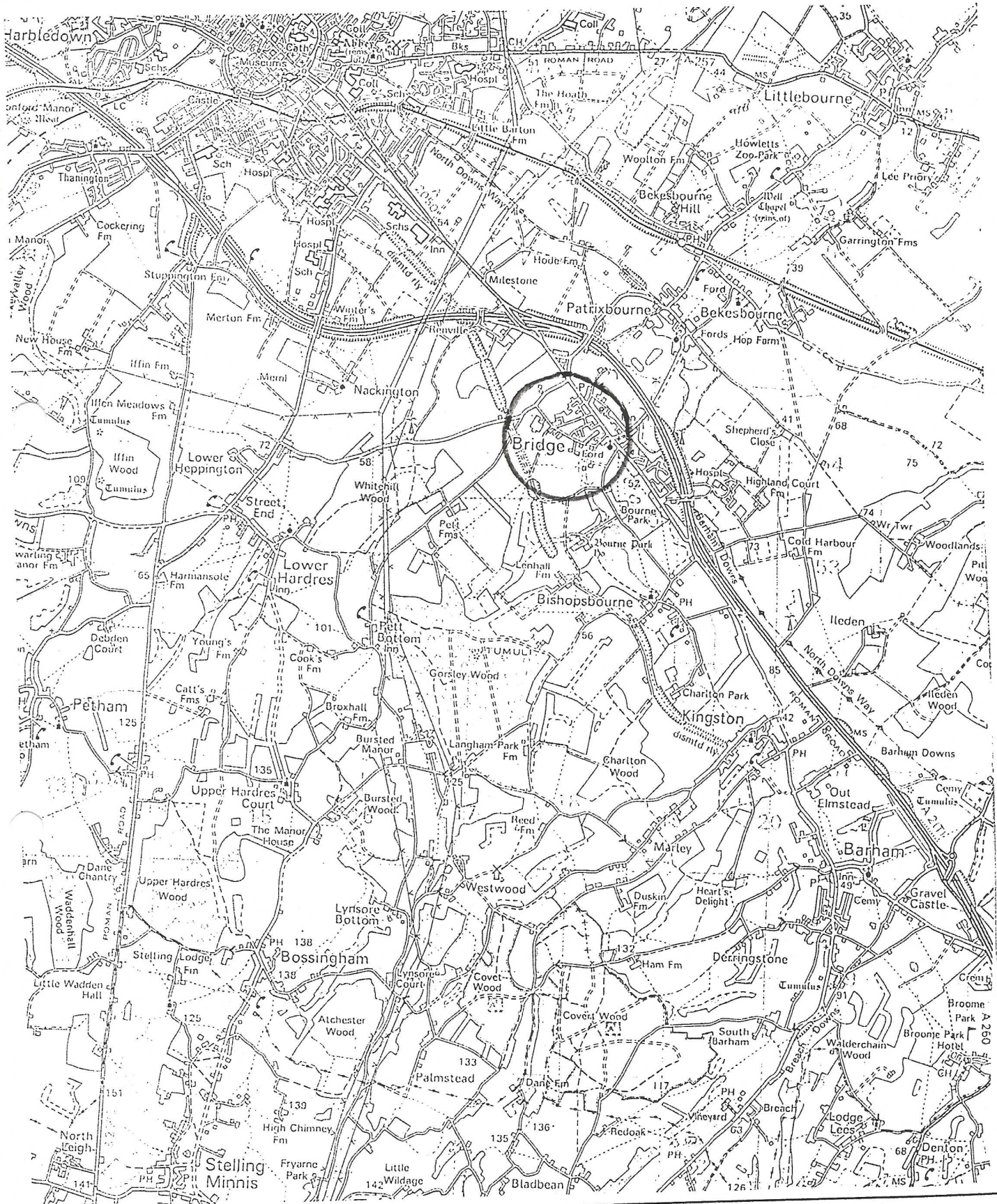
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Scale: **1:2500**

Date: **1999**

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**Bourne Lode
Bridge, Kent**

Scale: **1:50,000** Date: **1999**

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